



Memorandum

TO: PLANNING COMMISSION**FROM:** Harry Freitas**SUBJECT:** SEE BELOW**DATE:** March 27, 2015

COUNCIL DISTRICT: 1

SUPPLEMENTAL

SUBJECT: PDC14-009 and PD14-039 Planned Development Zoning request to rezone from CP Commercial Pedestrian to CP(PD) Planned Development Zoning District to demolish an existing gas station, including the removal and replacement of existing underground gas tanks, and replace with a new gas station with a 3,200 square foot convenience store on a 0.64 gross acre site.

Location: 1005 Saratoga Avenue, at the southwest corner of Saratoga Avenue and Williams Road.

REASON FOR SUPPLEMENTAL

This memorandum presents the results of a supplemental Greenhouse Gas (GHG) emissions analysis (attached) to be appended to the Initial Study/ Negative Declaration for the proposed project.

BACKGROUND

Following the 20-day public review of the draft IS/ND, staff analyzed the GHG emissions for the proposed project through an additional GHG emissions analysis.

The draft Initial Study and Negative Declaration (IS/ND) for the project was prepared and evaluated in compliance with the requirements of the California Environmental Quality Act (CEQA). On January 22, 2015, the Director of Planning, Building, and Code Enforcement circulated the draft IS/ND for a 20-day public review in conformance with the requirements of CEQA. The public comment period for the draft IS/ND ended on February 11, 2015. The City received no comment letters from the public.

The City is acting as the Lead Agency for this project as defined by CEQA. The draft Negative Declaration (ND), Initial Study and GHG emissions analysis is available at: <http://www.sanjoseca.gov/index.aspx?nid=2165>.

ANALYSIS

The project was analyzed in the Initial Study and Negative Declaration for conformance with the City's Greenhouse Gas (GHG) Emissions Policy adopted as part of the Envision San Jose 2040

General Plan (General Plan). In light of a recent trial court ruling that the GHG analysis in the General Plan Environmental Impact Report (EIR) did not comport with the requirements of the California Environmental Quality Act (CEQA), a supplemental project-level GHG analysis was completed for the subject rezoning and planned development permit.

Greenhouse Gas Emissions Analysis

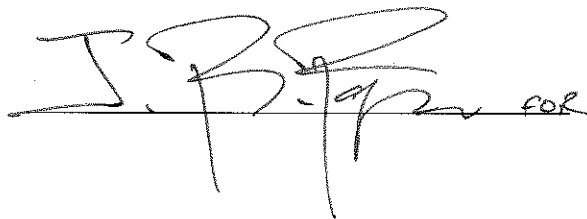
This section presents the results of the additional Greenhouse Gas (GHG) emissions analysis, prepared by ENVIRON International Corporation, to be appended to the Initial Study/Negative Declaration for the proposed project. The Bay Area Air Quality Management District (BAAQMD) establishes GHG significance thresholds for operational emissions through its CEQA guidelines. For projects not classified as stationary sources, such as the proposed gas station, the significance threshold is 1,100 metric tons (MT) of carbon dioxide equivalent per year (CO₂e/year).

A statewide land use GHG emissions model, CalEEMod, was used to estimate the GHG operational emissions for the proposed gas station. Based on the CalEEMod model output, the operational GHG (or CO₂e) emissions from the proposed gas station project are estimated to be on the order of 505 metric tons per year. These emissions are well below the BAAQMD threshold of 1,100 metric tons/year. Therefore, the proposed gas station represents a less-than-significant contribution to cumulative global GHG emissions. These results do not change the significance findings in the Initial Study/Negative Declaration prepared for this project and further confirm the conclusion that the GHG impacts of the project are less than significant.

CONCLUSION

The subject rezoning is consistent with BAAQMD GHG significance thresholds and represent a less-than-significant contribution to cumulative global GHG emissions.

HARRY FREITAS, DIRECTOR
Planning, Building and Code Enforcement

A handwritten signature in black ink, appearing to read "H. Freitas", with a horizontal line drawn underneath it.

Attachments:

1. Rotten Robbie GHG Emissions Analysis Memo
2. CalEEMod Technical Analysis